



WHERE STANDARDS MATTER

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### Gatekeepers House, Queen Mary Avenue, South Woodford, E18

Spencer Munson are pleased to present this lovely one bedroom, third floor apartment in South Woodford. This is a great opportunity to live in a vibrant area in the heart of South Woodford. Only a short walk to South Woodford Central Line Underground Station where you are set to be in Liverpool Street/Bank/Canary Wharf within 30 minutes. The development has restricted access due to a 24hr concierge service at the front gate. There is a BALCONY, allocated parking in the underground car park. Available 21st April 2026 on unfurnished basis. EPC rating B Council Tax C

**Rent: £1,550 - Monthly**



## Gatekeepers House, South Woodford E18

### Lounge

5.39m (17'8) x 3.78m (12'5)



### Kitchen

2.76m (9'1) x 2.54m (8'4)



### Bedroom 1

4.86m (15'11) x 3.29m (10'10)



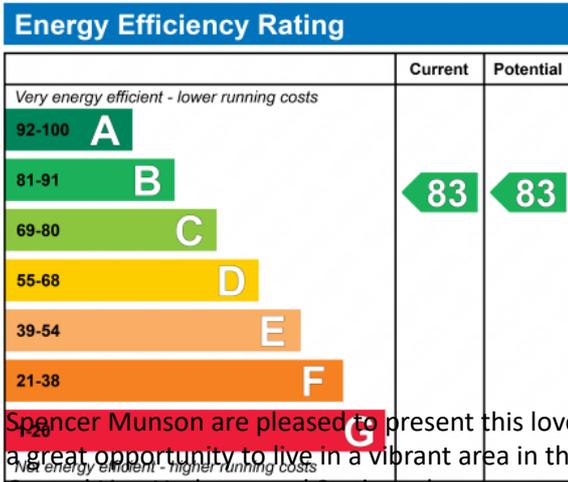
### Bathroom



### Communal garden Garden

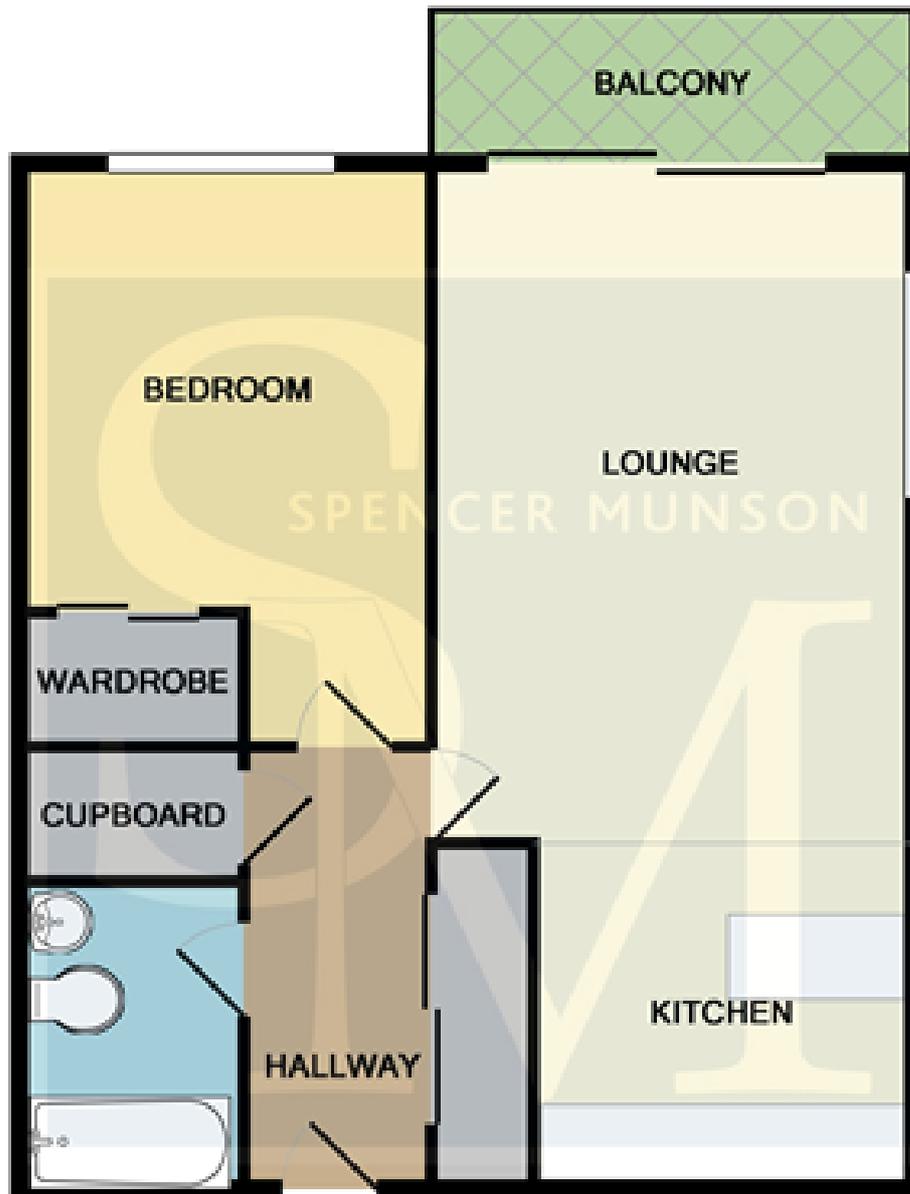
### Balcony





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TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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